



**MEETING DATE:** April 28, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Plat Approval Subject to Conditions: ShiZue Gardens at the James Subdivision, a tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 10, 2024 – Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- February 13, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- March 19, 2025 – Latest request to change the zoning for this site
- April 4, 2025 – Final review of plat and construction plans deemed complete by SRC.
- April 16, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The proposed ShiZue Gardens at the James Subdivision consists of thirty-five single family residential lots and it is located along the West side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495).
- The proposed Las Brisas Drive, a public street, will connect to East Solar Drive in the Highland Park Subdivision.
- The proposed lots measure 65 feet in width by 140 feet in depth consistent with the proposed new lot size minimums for R1-A zoning.
- The proposed subdivision is consistent with surrounding single-family residential district area.
- Water and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The widening of Bryan Road in conformance with the thoroughfare plan, The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$500xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the subdivision recording.

- All items on the subdivision checklist will be addressed prior to the recording of the plat.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Plat subject to conditions: The widening of Bryan Road in conformance with the thoroughfare plan, Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

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**Departmental Approval:**

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:**

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**RECORD OF VOTE:****APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

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AYES

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NAYS

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DISSENTING \_\_\_\_\_

## ATTACHMENT I – SUBDIVISION APPLICATION

### CITY OF MISSION SUBDIVISION APPLICATION



Earth Works Development, Inc.  
Name: Susan Kawamoto  
Address: 2602 N. Bryan Road  
City: Mission, Texas 78574  
Phone: (415) 308-8079  
Subdivision Name: ShiZue GARDENS  
AT THE JAMES SUBDIVISION

#### PLAT FEES

5 ACRE PLAT OR LESS.....\$400  
5+ ACRES.....\$500  
Re-Plat Filing/Review .....\$300  
Separate Subdivision variance/open cuts, etc. \$150  
P&Z Date: \_\_\_\_\_ City Council Date: \_\_\_\_\_

Urban (City) X Suburban ETJ \_\_\_\_\_ Rural ETJ \_\_\_\_\_  
Zone: \_\_\_\_\_ Water Dist. \_\_\_\_\_ School Dist. \_\_\_\_\_

# of Lots: Residential 29 Non-Residential \_\_\_\_\_ Common Areas/Lots 2

Water CCN: SWSC \_\_\_\_\_ LJWSC \_\_\_\_\_ MUD \_\_\_\_\_

#### WATER

145 L. F. of 12" Water Lines

1500 L. F. of 8" Water Lines

Other: \_\_\_\_\_

Suburban MSR cost of water meters &  
ETJ Only: Membership costs \$ \_\_\_\_\_

#### SEWER

1500 L. F. of 8" Sewer Lines

\_\_\_\_\_ L. F. of \_\_\_\_\_ Sewer Lines

Lift Sta: \_\_\_\_\_ N/A-Septic Use: \_\_\_\_\_

Other: \_\_\_\_\_

Suburban ETJ Only: MSR cost of Septic Tanks  
\$ \_\_\_\_\_

#### STREETS

1370 L. F. of 32' Wide Streets

\_\_\_\_\_ L. F. of \_\_\_\_\_ Wide Streets

Other: \_\_\_\_\_

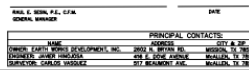
#### STORM SEWER

1110 L. F. of 36" Storm Lines

520 L. F. of 30" Storm Lines

710 L. F. of 24" Storm Lines

## ATTACHMENT II - PLAT



ON \_\_\_\_\_ AT \_\_\_\_\_ AM/P  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY \_\_\_\_\_

## 24100

**ATTACHMENT III - AERIAL**

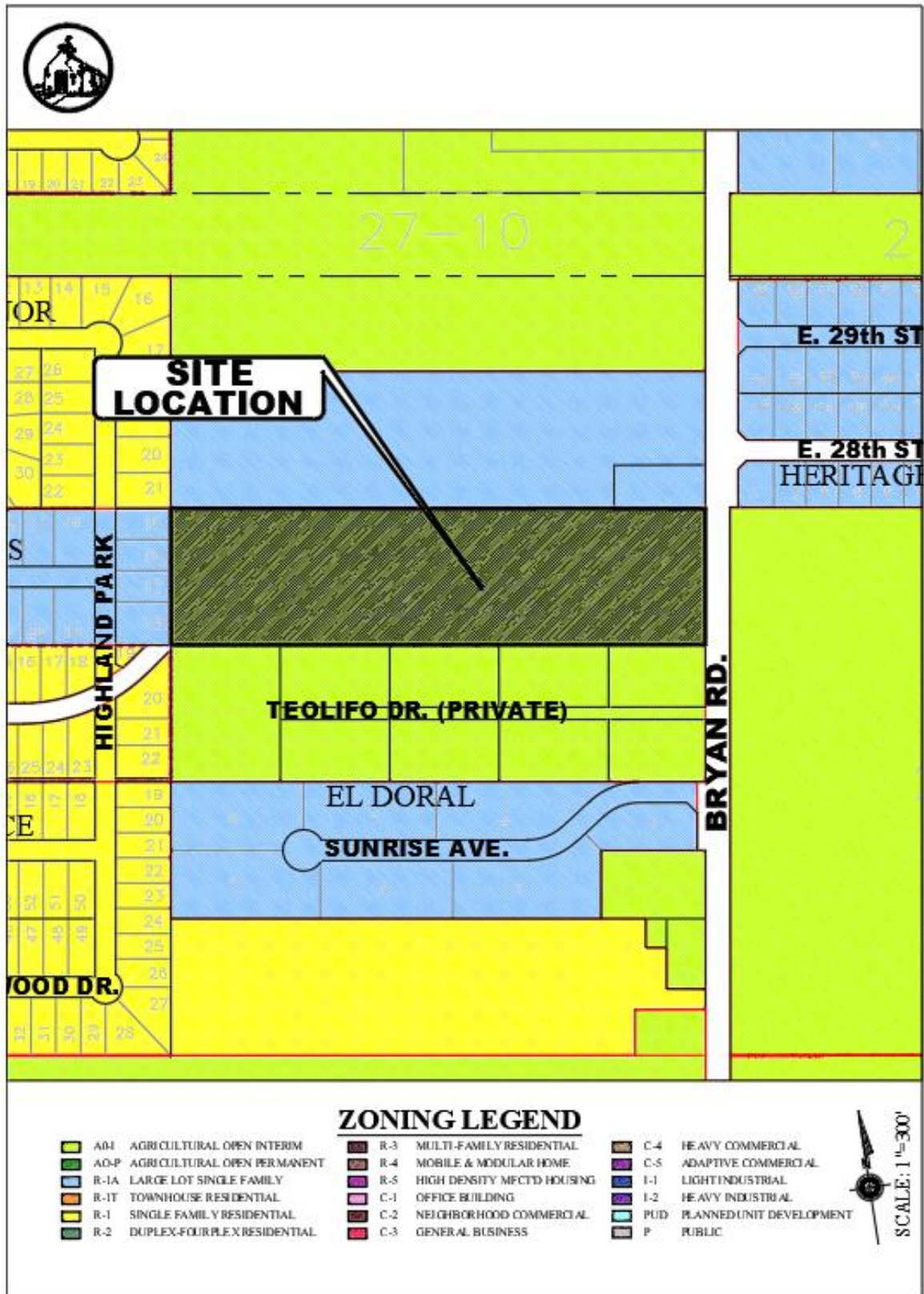




**ATTACHMENT IV – STREET VIEW**

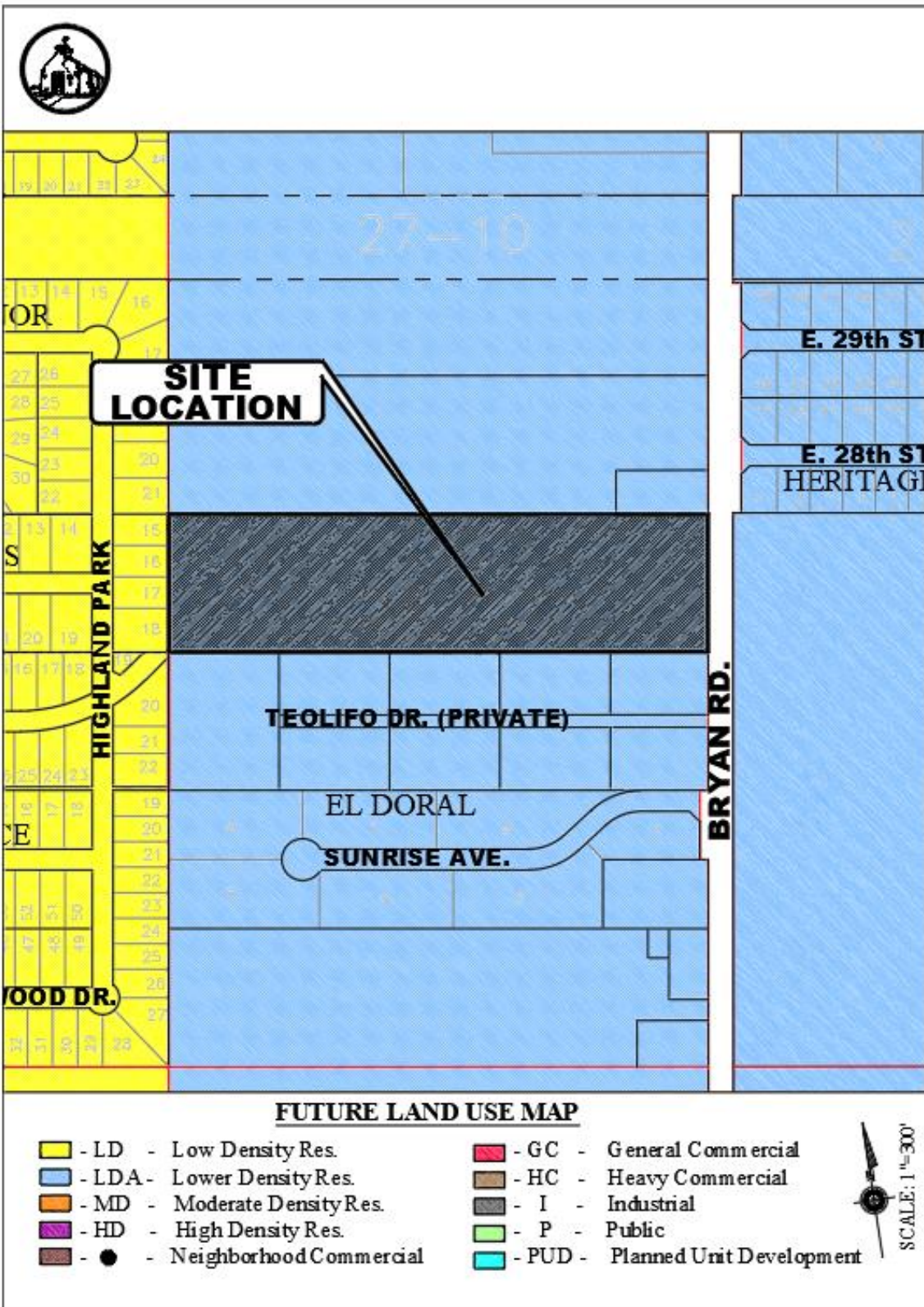


# ATTACHMENT V – ZONING MAP



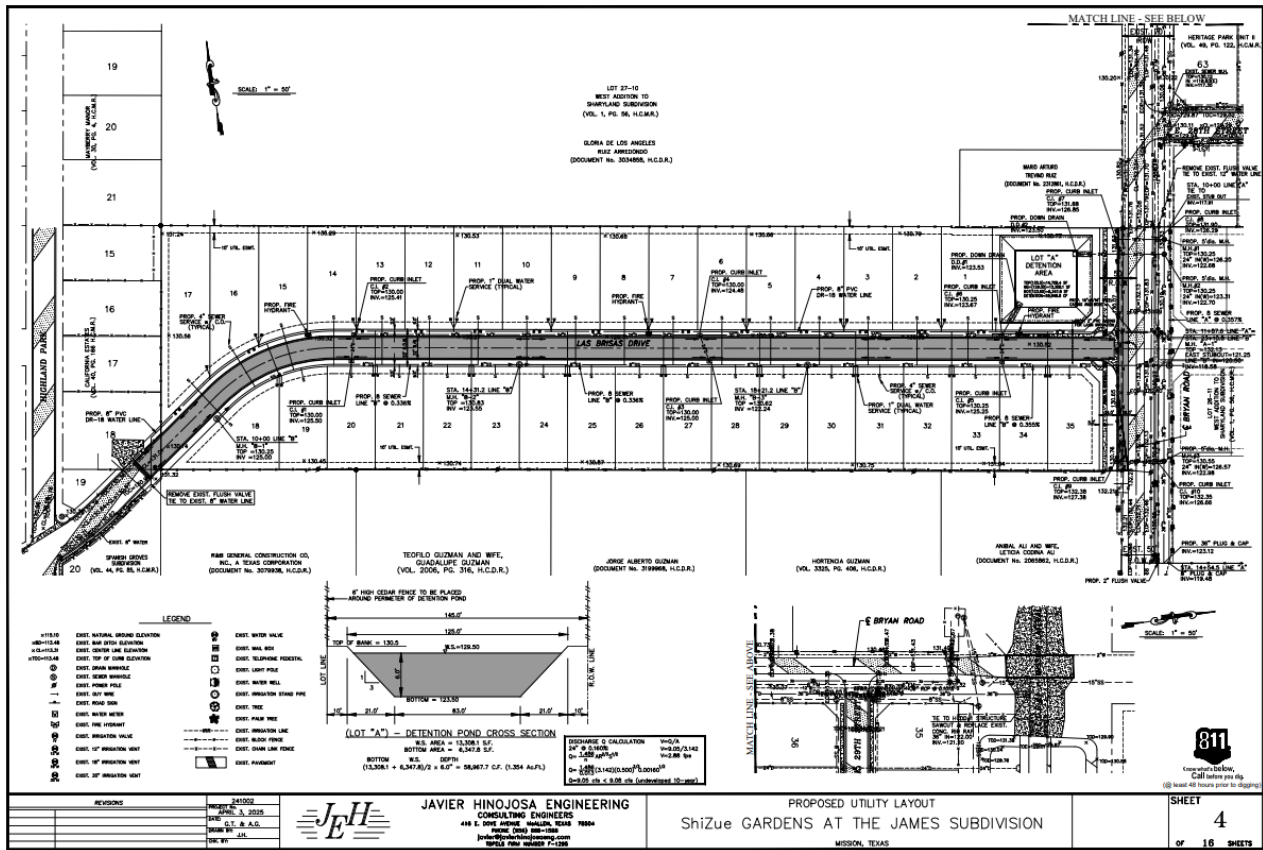


# ATTACHMENT VI – FUTURE LAND USE MAP





# ATTACHMENT VII - UTILITY LAYOUTS



## ATTACHMENT VIII - DRAINAGE REPORT

### Drainage Statement ShiZue Gardens at the James Subdivision Mission, Texas

#### Introduction

ShiZue Gardens at the James Subdivision is a 9.99 acre tract of land out of Lot 26-10, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. The subdivision is located along the west side of Bryan Road approximately 2,475 feet north of Griffin Parkway (F.M. 495) and is within the city limits of Mission, Texas.

#### Flood Plain

ShiZue Gardens at the James Subdivision is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

#### Soil Conditions

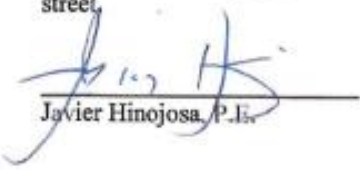
According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service. The soils in this subdivision are found to be Hidalgo Sandy Clay Loam (28) which is moderately pervious with a relatively low plasticity index.

#### Pre-developed Conditions


The current land use for this property has been used for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 9.08 cubic feet per second is being generated by this subdivision.

#### Proposed Conditions

ShiZue Gardens at the James Subdivision is a proposed 9.99 Acre - 35 single-family lot subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" throughout the subdivision and will discharge into a proposed detention pond located at the northeast corner of this project. This development will increase runoff to a maximum of 35.78 cubic feet per second based on the 50-year storm frequency for an increase Q of 26.70 cubic feet per second. Required detention for the subdivision is 48,089 cubic feet (1.104 Ac.Ft.). The discharge from the detention pond will be less than or equal to the pre-developed 10-storm frequency and will flow through a 24" storm drain at a slope of 0.160% into a proposed manhole along the east side of Bryan Road. From this manhole, a proposed 36" storm drain will be placed flowing to the north at a slope of 0.101% and tie into H.C.D.D. #1 Mission Lateral. A drainage permit will be submitted with the contractor saw cutting and replacing the existing concrete rip-rap. The 36" pipe along Bryan will be also utilized for discharge by this developer who is beginning the process of developing the 40 acres across the street.

  
Javier Hinojosa, P.E.



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
H.C.D.D. NO. 1	DATE 3-4-25